



December 13, 2021

Town of Skaneateles Planning Board
Attn: Mr. Joseph Southern
24 Jordan Street
Skaneateles, New York 13152

**RE: Proposed Site Plan Amendment
1808 W. Lake Road
CHA Project No. 23278**

Dear Town of Skaneateles Planning Board:

CHA, on behalf of the owner/applicant, is pleased to submit the enclosed Minor Site Plan Amendment and related documents for the above referenced project.

Project Narrative

The proposed project amendment is for the relocation of the previously approved reconstruction and alignment of the existing driveway to create a shared access driveway with the property to the north 1812 West lake road.

The previously approved driveway configuration was created to replace the existing driveway which was constructed as pavement strips with a grass center in order to minimize the impervious surfaces on the property. Although that arrangement had met the intent of the Town code, the driveway requires ongoing maintenance for various reasons. The existing driveway's curved path makes it difficult to stay centered on the pavement strips when using various vehicles (delivery trucks, trailers, maintenance equipment, etc). Poor drainage also creates muddy shoulders when vehicles do not maintain the narrow paths. Both issues promote soil erosion and transport of sediment within stormwater runoff.

The previously approved driveway was split along the northern property line with 6' of the driveway on the existing residence 1808 side and 4' on the 1812 side of the property line with the final driveway connection to west lake road on the 1812 side to provide a perpendicular connection while avoiding the existing utility poles in the highway boundary. This allowed both properties to have a fully paved driveway to prevent muddy shoulders, soil erosion and sediment transport created as a result of the existing driveway configuration while optimizing the usage of land and maintaining the 10% maximum impervious coverage on the 1812 property and slightly reducing the impervious coverage on the 1808 property. The property owner has since purchased the property at 1785 W. Lake Road which is directly across the road from 1808 W. Lake Road. The owner intends to demolish the house at 1785 W. Lake Road and restore the entire property to natural open space. This open space will be placed in a conservation easement which can be applied to the impervious coverage calculation for the property at 1808 and by doing so reduces the impervious area enough to allow the shared driveway to be shifted south and have the entire straight section entirely on the 1808 property without exceeding the 10% impervious coverage.

Drainage will continue to be significantly improved by capturing the runoff within driveway edge swales,

underdrains, and bioretention areas to ensure filtration and infiltration of the surface runoff greatly improving overall water quality and reducing the runoff quantity tributary to the lake as was previously proposed and approved.

The previous approval improvements made to the rear of the house, including the construction of a pool, patio, and hot tub area have been constructed and calculated as the existing coverage areas for impermeable and total surface coverages.

The new site plan provides a compliant approach to ensure the filtration and infiltration of driveway runoff, while maintaining the required thresholds for maximum impermeable surface, permeable coverage, and open space.

The following items have been included in this submission:

- Minor Site Plan Application Form
- SEQR Short EAF
- Submission of Site plan to City of Syracuse Water Department
- \$100.00 Application Fee
- Ten (10) copies – Survey
- Ten (10) copies – Site Plan / Erosion & Sediment Control Plan

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chacompanies.com

Very truly yours,



Brian F. Bouchard, P.E.
Section Manager

Enclosures

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180B Coverage Calculations

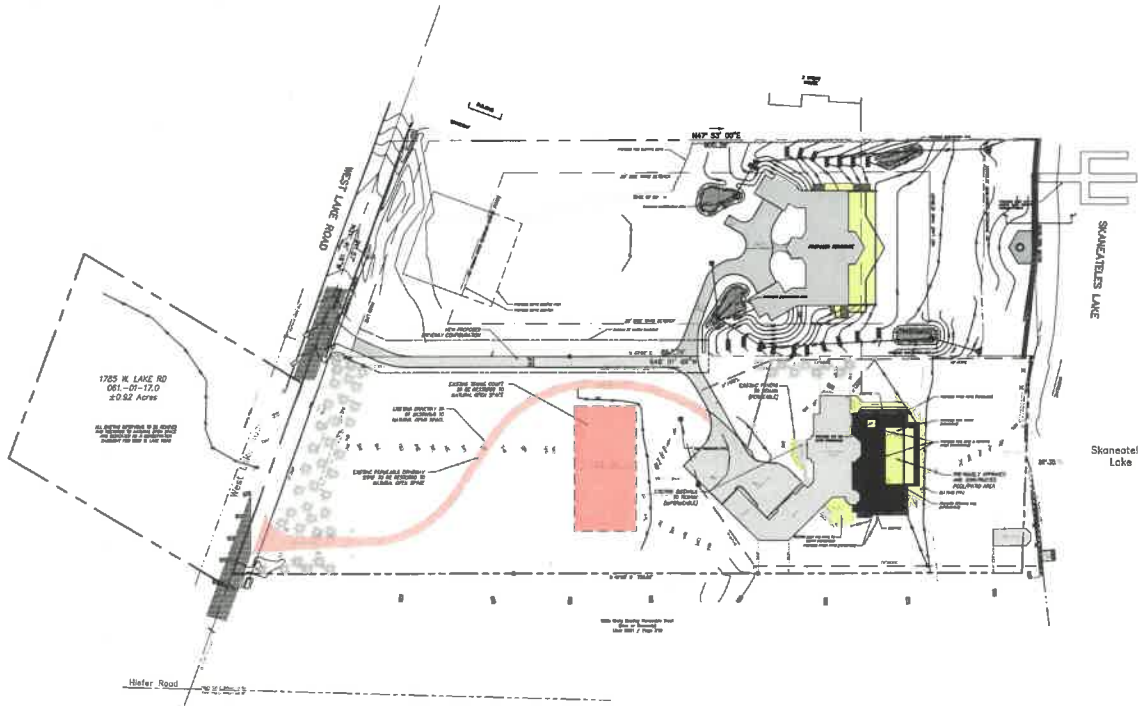
Surface Type	Allowed	Proposed
Impermeable Surface Coverage "TSC" (grey)	17,382.9 sf 10.0%	15,720.0 sf 9.1%
Permeable Surface Coverage (yellow)	N/A	5,304.0 sf 3.0%
Total Surface Coverage "TSC"	34,725.8 sf 20.0%	21,024.0 sf 12.1%

*133,554 SQ FT to highway boundary
 **40,075 SQ FT to highway boundary (from 1785 W. Lake Rd)

1812 Coverage Calculations

Surface Type	Allowed	Proposed
Impermeable Surface Coverage "TSC" (grey)	11,923.2 sf 10.0%	10,830.0 sf 9.1%
Permeable Surface Coverage (yellow)	N/A	3,591.0 sf 3.0%
Total Surface Coverage "TSC"	23,846.4 sf 20.0%	14,421.0 sf 12.1%

*119,232 SQ FT to highway boundary



- Proposed impermeable area
- Proposed permeable area
- Area to be restored to natural open space



PROPOSED IMPROVEMENTS
 180B W. LAKE ROAD
 SKANEATELES, NY

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	Design	08/20/20	JKR	JKR
2	Plan Check	08/20/20	JKR	JKR
3	Permit Application	08/20/20	JKR	JKR
4	200' Stormwater Collection	08/20/20	JKR	JKR
5	Site Plan as shown	08/20/20	JKR	JKR

SITE LAYOUT PLAN

Drawn By	Checked By	Checked By
JKR	JKR	JKR
Date	Project No.	Scale
08/20/20	180B	AS SHOWN

C-101